

TRACE SUBDIVISION
SECTION A, PA 2A
PHASE A
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

I, _____, MANAGER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 11.181 ACRES OF LAND OUT OF THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 417.630 ACRE TRACT DESCRIBED IN THE DEED TO HIGHPOINTE TRACE, LLC OF RECORD IN DOCUMENT NO. 201616010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 11.181 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION SECTION A, PA 2A PHASE A

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

MANAGER
HIGHPOINTE TRACE, LLC
2 VENTURE, SUITE 350
IRVINE, CA 92618

STATE OF TEXAS
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2017 BY _____

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

AREA TABLE:

- TOTAL ACREAGE: 11.181 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 3.208 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,410 LINEAR FEET.

TOTAL NUMBER OF LOTS: 52 COMMERCIAL/OTHER: 0 SINGLE FAMILY: 49 OPEN SPACE: 3 PRIVATE STREET: 0	LOT SUMMARY	
	RIGHT-OF-WAY	3.208 ACRES
	SINGLE FAMILY LOTS (49)	6.661 ACRES
	COMMERCIAL/OTHER (0)	0.00 ACRES
	OPEN SPACE LOTS (3)	1.312 ACRES
	TOTAL	11.181 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
BOSQUE DRIVE	589'	30' F-F	52'
HORSEMINT WAY	1002'	30' F-F	52'
SAGE MEADOWS DRIVE	819'	30' F-F	52'

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
- OPEN SPACE LOTS TO BE MAINTAINED BY TRACE HOA.

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

AQUIFER NOTE:

THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0486F, REVISED SEPTEMBER 02, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

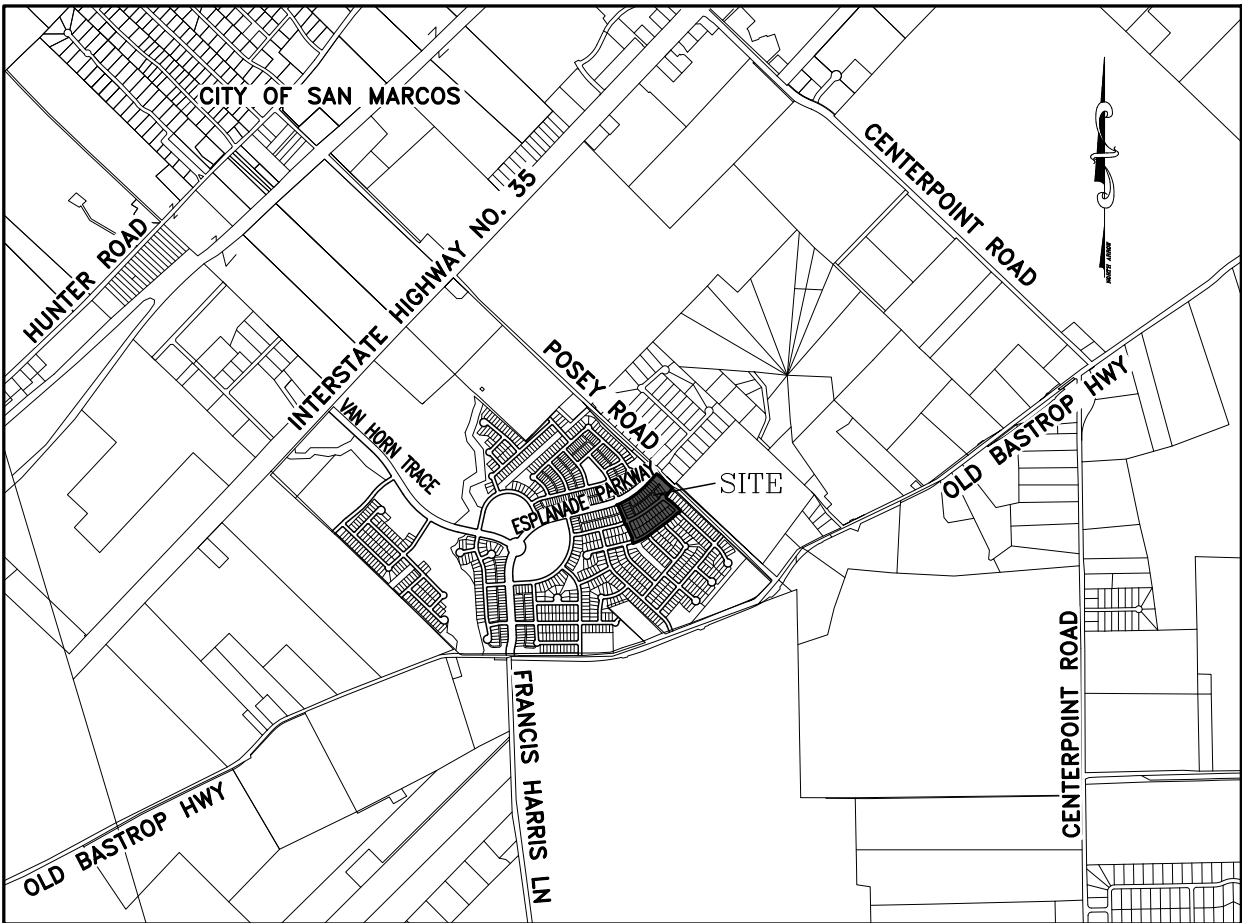
BENCHMARK LIST: NAVD 88

BM 070091_160:
1/2" IRON ROD W/PLASTIC CAP STAMPED "CAPITOL SURVEYING CO. INC." FOUND IN SOUTHWEST R.O.W. LINE OF POSEY ROAD N 46°38'05"W, 504.80' FROM THE NORTH CORNER OF LOT 28, BLOCK B SHOWN HEREON.
ELEVATION = 650.51'

BM 070091_15:
5/8" IRON ROD W/PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET IN SOUTHWEST R.O.W OF POSEY ROAD
ELEVATION = 641.86'

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
1810 FM 150 WEST,
KYLE, TEXAS 78640



VICINITY MAP
NOT TO SCALE

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON _____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY _____ DATE _____

SHANNON MATTINGLY, AICP
DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES _____ DATE _____

CIP & ENGINEERING DEPARTMENT _____ DATE _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

THAT, LIZ GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2017, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2017, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2017, A.D.

BY _____
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BY: _____ DATE _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_PA 2A_Section A_Final Plat.DWG			
DATE: 10-07-16	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1177	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

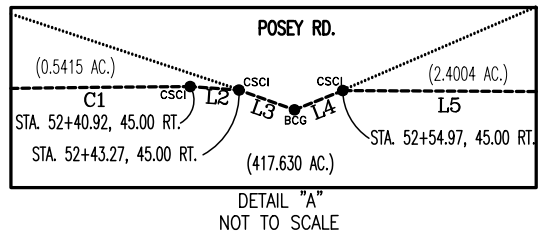
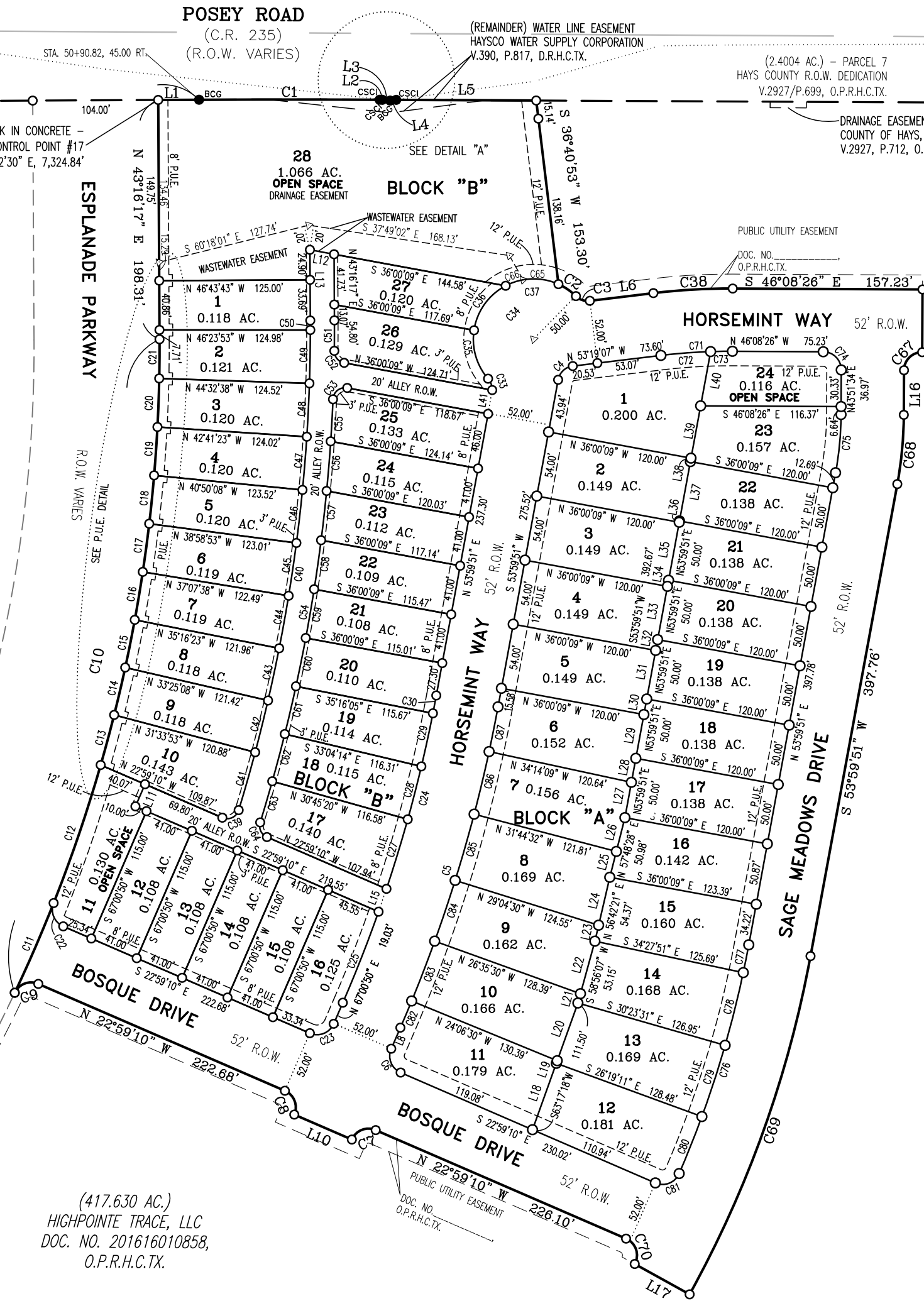
FINAL PLAT
TRACE SUBDIVISION SECTION A, PA 2A
PHASE A
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 3

TRACE SUBDIVISION
SECTION A, PA 2A
PHASE A
FINAL PLAT

A-492 HENRY WARNELL SURVEY NO. 21

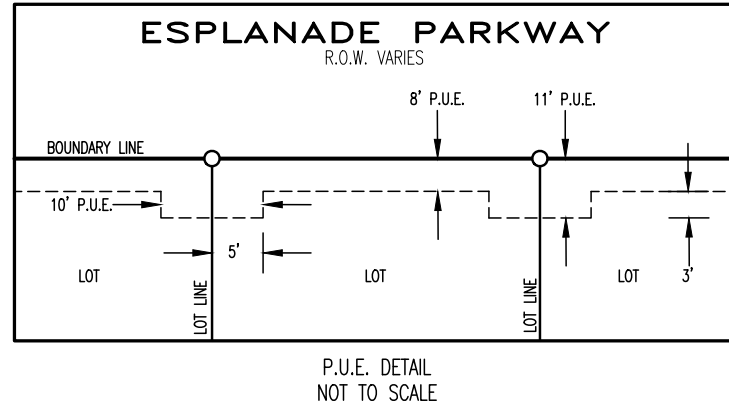
A-464
WILLIAM H. VAN HORN
SURVEY NO. 18



100 0 100
SCALE: 1"=100'
AUGUST, 2017
HAYS COUNTY, TEXAS

LEGEND

- CSCI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CSCI" FOUND
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- BENCHMARK
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- RECORD DEED LINE
- ADJOINER LINE
- R.O.W. RIGHT-OF-WAY



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_PA 2A_Section A_Final Plat.DWG			
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NO.	REVISION	BY	DATE

Bowman
CONSULTING

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FINAL PLAT
TRACE SUBDIVISION SECTION A, PA 2A
PHASE A
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 3

TRACE SUBDIVISION
SECTION A, PA 2A
PHASE A
FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 46°42'27" E	33.85'
L2	S 44°38'48" E	2.29'
(L2)	(N 46°08'22" W)	(2.36')
L3	S 40°30'12" E	6.48'
(L3)	(S 40°19'52" E)	(6.61')
L4	S 53°49'22" E	5.05'
(L4)	(S 53°34'38" E)	(5.17')
L5	S 46°08'28" E	115.98'
L6	S 53°19'07" E	53.07'
L7	S 43°51'34" W	52.00'
L8	S 67°00'50" W	19.03'
L9	S 67°00'50" W	52.00'
L10	N 22°59'10" W	52.00'
L11	S 67°00'50" W	20.00'
L12	S 36°00'09" E	20.36'
L13	S 43°16'17" W	58.59'
L14	S 14°06'47" W	23.09'
L15	N 62°34'10" E	20.06'
L16	S 43°51'34" W	36.97'
L17	N 17°30'36" W	52.00'
L18	N 63°17'18" E	58.45'
L19	N 63°17'18" E	2.27'
L20	N 63°17'18" E	50.78'
L21	N 58°56'07" E	8.02'
L22	N 58°56'07" E	45.13'
L23	N 56°42'21" E	13.62'
L24	N 56°42'21" E	40.75'
L25	N 57°48'28" E	22.11'
L26	N 57°48'28" E	28.87'
L27	N 53°59'51" E	29.80'
L28	N 53°59'51" E	20.20'
L29	N 53°59'51" E	36.90'
L30	N 53°59'51" E	13.10'
L31	N 53°59'51" E	40.90'
L32	N 53°59'51" E	9.10'
L33	N 53°59'51" E	44.90'
L34	N 53°59'51" E	5.10'
L35	N 53°59'51" E	48.90'
L36	N 53°59'51" E	1.10'
L37	N 53°59'51" E	50.00'
L38	N 53°59'51" E	2.90'
L39	N 53°59'51" E	44.07'
L40	N 53°59'51" E	45.70'
L41	N 53°26'54" E	20.00'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15031.48'	149.59'	S 46°25'26" E	149.59'
(C1)	(15031.48')	(149.65')	(N 46°25'27" W)	(149.65')
C2	50.00'	17.68'	S 12°07'43" E	17.58'
C3	14.00'	12.54'	S 27°39'35" E	12.12'
C4	14.00'	17.76'	N 89°39'38" W	16.59'
C5	1226.00'	278.52'	S 60°30'20" W	277.92'
C6	15.00'	23.56'	S 22°00'50" W	21.21'
C7	15.00'	23.56'	N 67°59'10" W	21.21'
C8	15.00'	23.56'	N 22°00'50" E	21.21'
C9	15.00'	23.08'	N 67°03'32" W	20.87'
C10	1252.00'	559.33'	N 56°04'11" E	554.69'
C11	1252.00'	81.04'	N 67°00'50" E	81.03'
C12	1252.00'	120.93'	N 62°23'33" E	120.88'
C13	1252.00'	42.98'	N 58°38'31" E	42.98'
C14	1252.00'	40.32'	N 56°44'09" E	40.32'
C15	1252.00'	40.30'	N 54°53'28" E	40.30'
C16	1252.00'	40.29'	N 53°02'49" E	40.28'
C17	1252.00'	40.27'	N 51°12'14" E	40.27'
C18	1252.00'	40.25'	N 49°21'41" E	40.25'
C19	1252.00'	40.24'	N 47°31'11" E	40.23'
C20	1252.00'	40.22'	N 45°40'43" E	40.22'
C21	1252.00'	32.49'	N 44°00'54" E	32.49'
C22	15.00'	23.08'	S 21°05'12" W	20.87'
C23	15.00'	23.56'	S 67°59'10" E	21.21'
C24	1174.00'	165.61'	N 58°02'19" E	165.48'
C25	1174.00'	81.03'	N 65°02'11" E	81.02'
C26	1174.00'	20.06'	N 62°34'10" E	20.06'
C27	1174.00'	60.29'	N 60°36'32" E	60.28'
C28	1174.00'	45.24'	N 58°02'01" E	45.24'
C29	1174.00'	45.03'	N 55°49'50" E	45.03'
C30	1174.00'	15.05'	N 54°21'53" E	15.05'
C31	---	---	---	---
C32	---	---	---	---
C33	14.00'	10.22'	N 23°35'32" E	9.99'
C34	50.00'	153.00'	N 89°39'38" W	99.92'
C35	50.00'	43.13'	S 27°23'32" W	41.81'
C36	50.00'	46.95'	S 79°00'12" W	45.24'
C37	50.00'	45.24'	N 48°10'39" W	43.71'
C38	526.00'	65.90'	S 49°43'46" E	65.85'
C39	10.00'	16.84'	S 71°13'50" E	14.92'
C40	1367.00'	411.64'	N 51°53'53" E	410.09'
C41	1367.00'	49.85'	N 59°28'48" E	49.85'
C42	1367.00'	44.24'	N 57°30'29" E	44.24'
C43	1367.00'	44.24'	N 55°39'14" E	44.24'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C44	1367.00'	44.24'	N 53°47'59" E	44.24'
C45	1367.00'	44.24'	N 51°56'44" E	44.24'
C46	1367.00'	44.24'	N 50°05'29" E	44.24'
C47	1367.00'	44.24'	N 48°14'14" E	44.24'
C48	1367.00'	44.24'	N 46°22'59" E	44.24'
C49	1367.00'	44.24'	N 44°31'44" E	44.24'
C50	1367.00'	7.89'	N 43°26'12" E	7.89'
C51	1387.00'	25.24'	N 43°47'34" E	25.24'
C52	10.00'	14.02'	S 04°09'21" W	12.90'
C53	10.00'	17.11'	N 85°00'51" W	15.10'
C54	1387.00'	356.75'	N 53°20'35" E	355.77'
C55	1387.00'	34.89'	N 46°41'42" E	34.89'
C56	1387.00'	41.21'	N 48°16'00" E	41.21'
C57	1387.00'	41.10'	N 49°58'01" E	41.10'
C58	1387.00'	41.04'	N 51°39'48" E	41.03'
C59	1387.00'	41.00'	N 53°21'28" E	41.00'
C60	1387.00'	40.87'	N 55°02'56" E	40.87'
C61	1387.00'	40.58'	N 56°43'53" E	40.58'
C62	1387.00'	40.54'	N 58°24'25" E	40.54'
C63	1387.00'	35.51'	N 59°58'40" E	35.51'
C64	10.00'	14.61'	S 18°51'45" W	13.34'
C65	50.00'	29.92'	N 39°24'03" W	29.48'
C66	50.00'	15.32'	N 65°19'18" W	15.26'
C67	15.00'	23.56'	S 88°51'34" W	21.21'
C68	326.00'	57.68'	S 48°55'43" W	57.61'
C69	926.00'	298.90'	S 63°14'35" W	297.60'
C70	15.00'	25.00'	N 24°45'07" E	22.20'
C71	474.00'	59.38'	N 49°43'46" W	59.34'
C72	474.00'	41.29'	N 50°49'24" W	41.27'
C73	474.00'	18.10'	N 47°14'03" W	18.10'
C74	15.00'	23.56'	N 01°08'26" W	21.21'
C75	274.00'	48.48'	N 48°55'43" E	48.42'
C76	874.00'	198.53'	N 60°30'18" E	198.10'
C77	874.00'	23.47'	N 54°46'00" E	23.47'
C78	874.00'	62.12'	N 57°34'19" E	62.11'
C79	874.00'	62.12'	N 61°38'39" E	62.11'
C80	874.00'	50.83'	N 65°20'47" E	50.82'
C82	1226.00'	24.01'	N 66°27'10" E	24.01'
C83	1226.00'	53.14'	N 64°39'00" E	53.13'
C84	1226.00'	53.14'	N 62°10'00" E	53.13'
C85	1226.00'	57.07'	N 59°35'29" E	57.07'
C86	1226.00'	53.35'	N 57°00'39" E	53.35'
C87	1226.00'	37.80'	N 54°52'51" E	37.80'

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_PA 2A_Section A_Final Plat.DWG		
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JOB #: 070091	DRAWING: PLAT	PLAN #: 1177
NO.	REVISION	BY DATE



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HAYS COUNTY, TEXAS